



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-019117-26

In the matter of: 1507, 1285 DUPONT STREET
TORONTO ON M6H0B3

Between: ALBERTO J FAVA Landlord

And

MAKA KLAUDIA CINTIA Tenants
GEZA BURI

ALBERTO J FAVA (the 'Landlord') applied for an order to terminate the tenancy and evict MAKLA KLAUDIA CINTIA and GEZA BURI (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on May 13, 2026. The parties all attended. The Tenants spoke to Duty Counsel. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$11,850.00 for arrears of rent up to May 31, 2026 and \$186.00 costs, totalling \$12,036.00.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 (\$12,036.00) in accordance with the following schedule:
 - . \$5,500.00 minimum on or before June 1, 2026 plus
 - . \$1,090.00 minimum on or before the 21st of each month from
July 21, 2026 to November 21, 2026 (5 months) and
 - . \$1,086.00 on or before December 21, 2026.
3. The Tenants shall also pay to the Landlord new rent (current monthly rent is \$2,370.00) on time and in full as it comes due and owing for the period June 1,

2026 to December 31, 2026, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 1, 2027.

May 28, 2026
Date Issued

Shawn Hayman
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.